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10 UNITED STATES BANKRUPTCY COURT
11 EASTERN DISTRICT OF CALIFORNIA
12 SACRAMENTO DIVISION
13

14 In Re:

15 Victoria Gewalt,

16 Debtor.
17

Case No. 21-20600-C-11
DCN: RLC-3
Date: March 24, 2021
Time: 11:00 a.m.
Dept: C
Courtroom: 35
Judge: Klein

18 **DECLARATION OF VICTORIA GEWALT IN SUPPORT**
19 **OF MOTION TO APPROVE SALE OF REAL PROPERTY, COMPENSATION**
20 **TO BROKER, AND WAIVER OF 14 DAY STAY PERIOD**
21 **[11 U.S.C. §363(f)]**

22 I, Victoria Gewalt, am the Chapter 11 debtor and debtor-in-possession in the above
23 captioned case am familiar with the content of this Declaration and if called to testify could
24 and would provide competent testimony thereto.

- 25 1. True and correct copies of the copies of the Purchase and Sale Agreement dated
26 February 28, 2021 and amended by Seller Multiple Counter Offer No. 1 dated
27 March 2, 2021 and Buyer Counter Offer No. 1 executed by Victoria Gewalt on
28 March 3, 2021 as well as the Residential Listing Agreement attached to the
Exhibits filed in support of the present motion.
2. I employed Julie Weed of West Lake Properties at Tahoe prior to the filing of the
present case. She has done a good job exposing the property to market and has
reduced her commission to five percent. I have more than thirty years' experience

From:

03/04/2021 16:47

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acquiring, developing and selling real estate, my opinion of the value of Ms. Weed's performance is an informed opinion.

3. Under the circumstances of this case, I believe that a quick closing is desirable. We have a very clean cash offer. I am afraid that unnecessary delay would force our buyer to look elsewhere.

4. The capital gains basis in the subject property was stepped up a few years ago on my husband's death. There will be some capital gains liability, but I estimate that liability on the order of thirty thousand dollars.

Pursuant to 28 U.S.C. § 1746, I hereby declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

By: Victoria Gewalt
Victoria Gewalt

